



JR Sales & Lettings

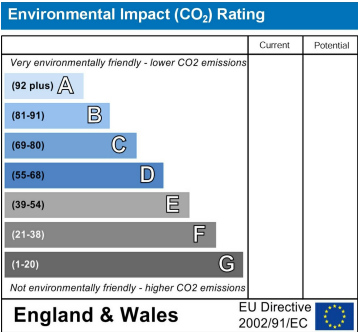
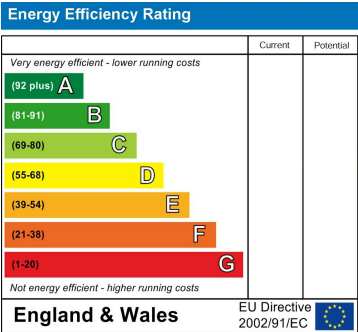
**The Chase
Goffs Oak**



**£519,950
Freehold**

This charming three-bedroom semi-detached home, offered chain free, is situated in a sought-after location ideal for families, under a mile from Cuffley train station and within easy reach of excellent local schools. Featuring double glazing and gas central heating, the property benefits from a good-sized driveway and an attractive rear garden extending up to 78 feet at its furthest point. Inside, the accommodation includes a through lounge/dining room, a ground floor bathroom, and three generously sized bedrooms. While some updating is required, the home presents a fantastic opportunity to add value, with scope to extend to the side and rear, subject to the necessary planning permissions.

- Double Glazing and Gas Heating
 - Good Sized Driveway
 - Chain Free
- Potential To Extend on side and rear Subject to Planning
 - Attractive rear garden 78ft furthest point
 - Ground Floor Bathroom
 - Three good sized bedrooms
 - Through Lounge/Dining Room
 - Great Location For Schools
 - Requires some updating



Front
Driveway for multiple vehicles. Garden laid to lawn. Shrub and flower borders. Raised planters. Side access. Quarry tiled step to the front door.

Entrance
Glazed wooden door to the:-

Porch
Quarry tiled floor. Double glazed window to the front and the side. Coving to ceiling. Hardwood glazed door to the:-

Hallway
Stairs to first floor. Coving to ceiling. Radiator. Doors to:-

Bathroom
Opaque double glazed window to the side. Suite comprising of a quadrant shower cubicle with Triton electric shower. Semi-counter wash hand basin in a fitted unit incorporating a low flush W.C. with push button flush. Extensively tiled walls. Chrome towel radiator. Extractor fan.

Through Lounge/Dining Room
20'9 x 9'10
Dual aspect with double glazed windows to the front and rear. Two radiators. Tiled fireplace. Coving to ceiling.

Kitchen
9'4 x 9'
Double glazed window to the rear. Opaque double glazed UPVC door to the garden. Larder cupboard under the stairs with a fluted glass window and the meters. Radiator. Wall mounted Worcestor boiler. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Space for free standing cooker. Plumbing for washing machine. Space for under counter fridge.

Tiled splash backs. Glazed pocket sliding door to the hallway.
Landing
Double glazed window to the side. Access to loft space. Picture rail. Wall lights. Doors to:-

Bedroom 1
15'1 x 9'10 maximum measurement
Dual aspect room with double glazed windows to the front and rear. Radiator. Coving to ceiling. Fitted wardrobes/cupboards. Airing cupboard housing the immersion cylinder.

Bedroom 2
9'3 x 6'8
Double glazed window to the rear. Radiator. Range of fitted wardrobes with bed recess. Picture rail.

Bedroom 3
9'1 x 7'
Double glazed window to the front. Radiator. Fitted cupboard. Picture rail.

To the Side of the Property
Timber sheds. Lean too. Wooden gate. Outside cupboard under the stairs. Water tap.

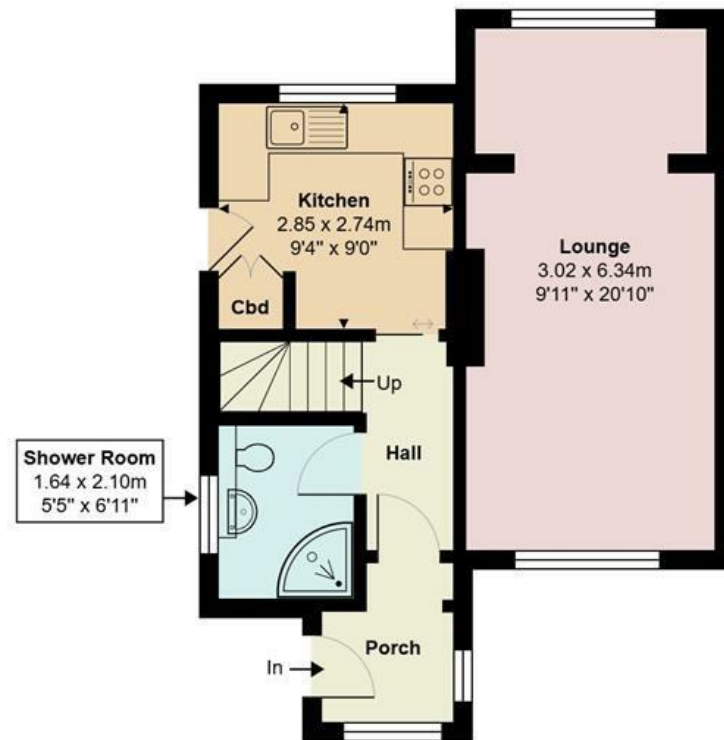
Garden
Block paved patio area. Crazy paved path to the end of the garden. Timber summerhouse with glass windows and door. Extensive range of mature shrubs and fruit trees. Laid lawn.



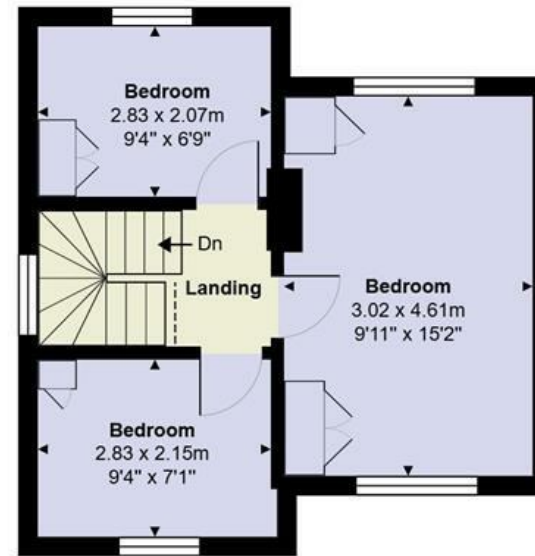








Ground Floor
Area: 39.3 m² ... 423 ft²



First Floor
Area: 32.3 m² ... 348 ft²



The Chase, Goffs Oak, EN7 5PB

Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only